

**OFFER ACCEPTED** Character two-bedroom stone house with beautiful details, large garden and stunning views.

**EXCLUSIVE**



## INFORMATION

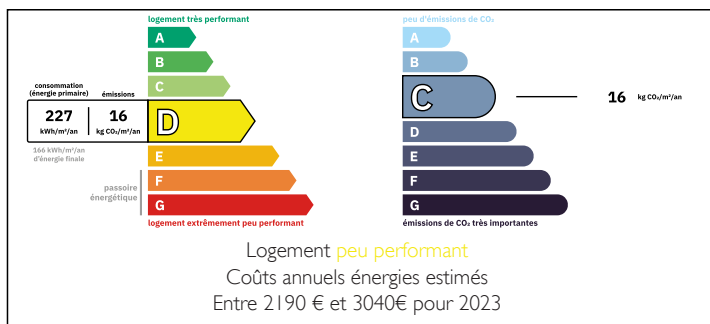
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	138.9 m2
Plot Size:	9867 m2

## IN BRIEF

**OFFER ACCEPTED** Nestled in the peaceful countryside and with beautiful views, discover this lovely two-bedroom stone character house, with authentic character.

This lovely property has been renovated by the current owner and features beautiful details throughout including high ceilings, exposed beams, exposed stone, a hand built staircase in steel and carved hardwood, stained glass and a beautiful landscaped garden with wooden terrace and far reaching views across the countryside beyond.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 806 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

**OFFER ACCEPTED** On the ground floor you enter via a stained-glass door into a large country kitchen and dining area, complete with exposed painted beams, AGA range cooker, underfloor heating and ample space for family and friends to dine together.

On the left is the second entrance/hallway, leading into a cosy study area and onto a spectacular living room with high ceilings, wood burning stove and stunning views over the countryside thanks to sliding glass windows on two angles that frame the view. A glazed door leads to an exterior terrace.

Above the living room accessed via one of two staircases is a mezzanine area that could be a wonderful art studio, study, library or guest sleeping area. Next to this is unfinished room that could potentially be a shower room/WC.

Returning the the entrance/hallway you will find a downstairs WC with sink. Next to this is the second staircase, handbuilt from steel and carved hardwood. This leads to a light and airy landing, two large bedrooms and a family bathroom with bath, shower, sink and WC.

Attached to the house at one end is a stone annex, useful for storing materials etc.

The house sits on the edge of a large landscaped garden with the aforementioned stunning views over the countryside. There is also a small garage and garden shed.

A separate plot of land of approximately 2500m2 is situated 500m down the lane and is currently in a wild state.

Situated in the countryside with just a few neighbours,...